MEMORANDUM
DEPARTMENT OF PLANNING, CONSERVATION AND DEVELOPMENT

TO: Frank Magnotta, 395 Main Street, Portland, CT 06480

FROM: William Warner, AICP, Director of Planning, Conservation and Development

DATE: June 6, 2011

RE: Cedar Ridge Subdivision, File No. #S2011-2

With regard to the above referenced application, at its meeting of May 11, 2011, the Planning and Zoning Commission granted preliminary approval of a six (6) lot resubdivision of the property of Philip A. Reynolds Living Trust located on the east side of Coleman Road near the intersection with South Main Street and adjacent to Maple Shade Road to be known as Cedar Ridge with a condition that: 1) a common drive be constructed so that it enters lot 4 and serves lots 4, 5, and 6: 2) the location of the house on lot 4 be moved to minimize or eliminate blasting: 3) notification be sent about blasting 30 days in advance to abutting properties and offer pre-blast foundation surveys to allow for compensation should there be any damage as a result of blasting: 4) a determination be made that the proposed stormwater mitigation proposals are adequate to result in zero increased stormwater run-off from the property: 5) best efforts be made to limit damage to the exposed ledge: 6) large trees on the property be preserved: 7) the developer insert all necessary safeguards and conditions on the land records to leave the conservation easement area in it's natural state and only allow management or maintenance that encourages desirable growth and improve wildlife habitat.

ZONING DATA

ZONE: R-30 WITHOUT SANITARY SEWER
(R-45 LOT AREA REQUIREMENTS)

MINIMUM LOT AREA	45,000 SF
MIN LOT FRONTAGE	200 FT
BUILDING SETBACKS	
FRONT	40 FT
SIDE	15 FT
REAR	30 FT
MAXIMUM BUILDING HEIGHT	35 FT
MAXIMUM BUILDING COVERAGE	25% OF LOT AREA
PARKING REQUIRED	3 SPACES PER DWELLING

LIST OF ABBREVIATIONS

"ADS"	ADVANCED DRAINAGE SYSTEMS	LVC	LENGTH OF VERTICAL CURVE
BIT.	BITUMINOUS	MH	MANHOLE
BVC	BEGIN VERTICAL CURVE	P.A.G.	POINT OF APPLICATION OF GRADE
CATV	CABLE TV	PC/PT	POINT OF CURVATURE/TANGENT
C.B.	CATCH BASIN	PVC	POLYVINYL CHLORIDE
CL	CENTER LINE	PVMT	PAVEMENT
CMP	CORRUGATED METAL PIPE	RCP	REINFORCED CONCRETE PIPE
C.O.	CLEANOUT TO GRADE	S.F.	SQUARE FEET
CONC.	CONCRETE	ST.	STORM SEWER
CORR.	CORRUGATED	STA.	STATION
DIA.	DIAMETER	S	SANITARY SEWER
DIP	DUCTILE IRON PIPE	T/E	TELEPHONE / ELECTRIC
EL.	ELEVATION	T.F.	TOP OF FRAME
EVC	END VERTICAL CURVE	T.O.W.	TOP OF WALL
EX.	EXISTING	VCP	VITRIFIED CLAY PIPE
F.B.F.	FINISHED BASEMENT FLOOR	W	WATER
F.F.	FINISHED FLOOR	W.V.	WATER VALVE
F.M.	FORCE MAIN		
FT.	FEET (')	(N)	NORTH
FL.	FLOW LINE	(S)	SOUTH
G	GAS	(E)	EAST
HDPE	HIGH DENSITY POLYETHYLENE	(W)	WEST
HYD.	HYDRANT		
IN.	INCHES (")		
INV.	INVERT		

40 0 20 40 80 160
(IN FEET)
1 inch = 40ft.

LEGEND

EXISTING		PROPOSED
659.0	SPOT ELEVATION	659.0
102	CONTOUR ELEVATION	102
	TREE LINE	
	LIMITS OF CLEARING	
TH-1	TEST HOLE	
PT-A	PERC TEST	
	FENCE (TYPE)	
CL&P	UTILITY POLE	
	LIGHT POLE	
	WALL MOUNTED LIGHT	
	SILT FENCE	
	CHECK DAM (HAYBALE)	
	CHECK DAM (STONE)	
	PROPERTY LINE	
WF 88	WETLAND BOUNDARY	
	SIGN	
U	UTILITY MANHOLE	U
SAN	SANITARY MANHOLE	SAN
ST	STORM MANHOLE	ST
	CATCH BASIN	
	FIRE HYDRANT	
GV	GATE VALVE	GV
	STORM DRAIN	
	"SCS" SOIL BOUNDARY	
	CONCRETE MONUMENTS	
	IRON PINS	

OWNER/SUBDIVIDER
PHILIP A. REYNOLDS LIVING TRUST
PHILIP A. REYNOLDS, TRUSTEE
61 OLD ORCHARD DRIVE
WILLAMSVILLE, NY 14221

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VALID ONLY WITH LIVE SEAL AND SIGNATURE

REVISIONS

NO.	DESCRIPTION	BY	DATE
1	STATE HEALTH DEPT	FM	5-11-20
	WELL VARIANCES		

ASSESSORS MAP 30, LOT 0296

SUBDIVISION OF

"CEDAR RIDGE"

COLEMAN ROAD
MIDDLETOWN, CT.

Date: MARCH 2011
Scale: 1"=40'

SITE DEVELOPMENT, SOIL EROSION & SEDIMENT CONTROL PLAN

Project No.
Sheet No. 2 of 6

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